

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 24-89**

**RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE  
PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING  
ADMINISTRATOR TO INITIATE COMPLAINT.**

**WHEREAS:** Uncontrolled vegetation, unsecured property, improper parking of vehicles, and/or refuse, junk, and debris were reported at the properties listed below; and

- **3045 Foxhound Dr-                   Vegetation**
- **6831 Forest Hill Dr-               Vegetation**
- **5558 Echo Springs Dr-           Recreational Vehicle**

**WHEREAS:** The Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, or securing the property, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

**WHEREAS:** The Fairfield Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Fairfield Township. Violations of a provision of the resolution have been observed and proper notice has been delivered; and

**WHEREAS:** The Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

**WHEREAS:** In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills;

**NOW, THEREFORE, BE IT RESOLVED,** by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

**SECTION 1:** That this Board specifically finds and hereby determines that the unsecured property, inoperable vehicles, improperly stored vehicles, uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87.

**SECTION 2:** That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Administrator shall cause the nuisances to be removed, and the Township shall notify the County "Auditor to assess such cost-plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87.

**SECTION 3:** The Board hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

**SECTION 4:** This Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

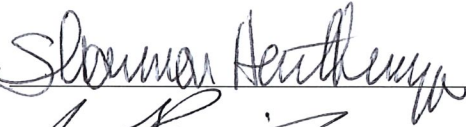
**SECTION 5:** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

**SECTION 6:** This Resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

**Adopted:** June 18, 2024

**Board of Trustees**

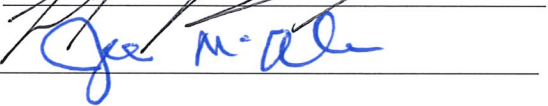
**Vote of Trustees**

Shannon Hartkemeyer: 

yes

Michael Berding: 

yes

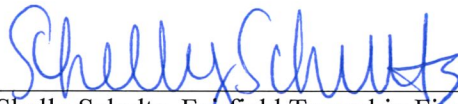
Joe McAbee: 

yes

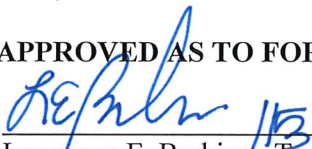
**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 18<sup>th</sup> day of June, 2024.

**ATTEST:**

  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

  
Lawrence E. Barbieri, Township Assistant Law Director



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

**NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 24-077

Date: 6/6/2024

Property Owner: ARELLANO, JENNIFER  
2041 HARVARD DR  
BARSTOW, CA 92311

Address in Violation: 3045 FOXHOUND DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300131000063

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 3045 FOXHOUND DR.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

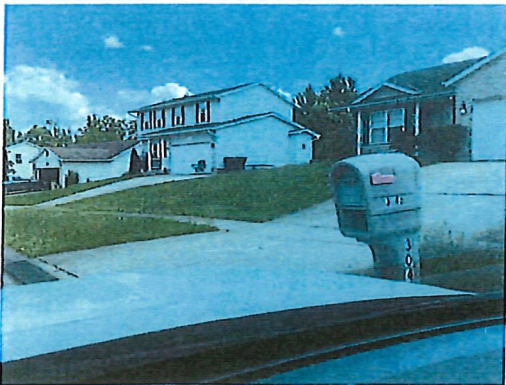
Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

*Handwritten signature: Harry Surt*

6/6/2024

Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

Case Date:	5/16/2024	Courtesy Notice Date:	5/16/2024
Fairfield Twp Violation #	24-077	NOV Issue Date:	6/6/2024
Address of Violation:	3045 FOXHOUND DR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

### Property

Parcel #	Address	Owner Name
A0300131000063	3045 FOXHOUND DR	ARELLANO,JENNIFER

### Violations

**Code:** 534 High grass

**Status:** In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

**Date:** 5/16/2024 3:04:00 PM

**Required Actions:**



### Notes



Fairfield Township Zoning Department

# COURTESY NOTICE OF VIOLATION

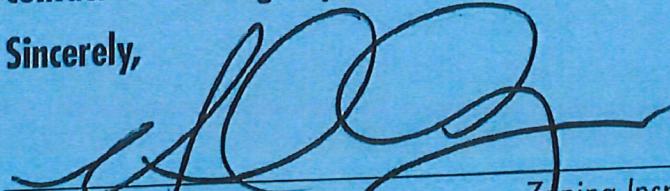
Under Fairfield Township Zoning Resolution 2020

For the Address: 3045 Foxhound

- Junk/Debris (Section 533)
- Inoperable/Unregistered Vehicle (Section 533)
- Recreational Vehicle-Commercial Vehicle and/or Trailer (Section 532)
- High Grass/Vegetation (Section 534)
- Other/Notes: \_\_\_\_\_

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.

Sincerely,

  
\_\_\_\_\_  
Zoning Inspector

Date: 5-16-24



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

**NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 24-095

Date: 6/10/2024

Property Owner: WOODS, DAWN P  
6831 FOREST HILL LN  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6831 FOREST HILL LN  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300114000026

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 6831 FOREST HILL LN.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions:

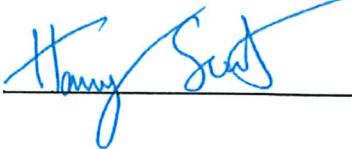
Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at \_\_\_\_\_ with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



\_\_\_\_\_  
6/10/2024  
Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
 6032 MORRIS ROAD  
 FAIRFIELD TOWNSHIP, OHIO 45011  
 513-887-4400

Case Date:	6/7/2024	Courtesy Notice Date:	6/7/2024
Fairfield Twp Violation #	24-095	NOV Issue Date:	6/10/2024
Address of Violation:	6831 FOREST HILL LN	Final NOV Issue Date:	
Complainant Name:	Anonymous		
Description:			
Disposition:	Issued NOV		
Assigned to:			

**Property**

Parcel #	Address	Owner Name
A0300114000026	6831 FOREST HILL LN	WOODS,DAWN P

**Violations**

**Code:** 534 High grass

**Status:** In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

**Date:** 6/7/2024 12:05:00 PM

**Required Actions:**



**Notes**



Fairfield Township Zoning Department

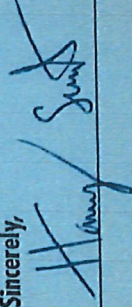
# COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 6831 Forest Hill

- Junk/Debris (Section 533)
- Inoperable/Unregistered Vehicle (Section 533)
- Recreational Vehicle-Commercial Vehicle and/or Trailer (Section 532)
- High Grass/Vegetation (Section 534)
- Other/Notes: \_\_\_\_\_

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.

Sincerely,  


Zoning Inspector

Date: 6/7/24







FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT  
6032 MORRIS ROAD  
FAIRFIELD TOWNSHIP, OHIO 45011  
513-887-4400

**NOTICE OF NUISANCE ABATEMENT VIOLATION**

Under Fairfield Township Zoning Resolution and  
(ORC 505.87 & 505.871)

Case Number: 24-082

Date: 5/22/2024

Property Owner: OUSLEY, CHARLTON C AND ALFREDA L  
5558 ECHO SPRINGS DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5558 ECHO SPRINGS DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300135000055

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 5558 ECHO SPRINGS DR.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

**Code:** 532.4 Recreational Vehicle, trailer, watercraft parking

**Status:** In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

5/22/2024

Date



Case Date:	5/22/2024	Courtesy Notice Date:	11/17/2021
Fairfield Twp Violation #	24-082	NOV Issue Date:	5/22/2024
Address of Violation:	5558 ECHO SPRINGS DR	Final NOV Issue Date:	
Complainant Name:			
Description:	RV		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

**Property**

Parcel #	Address	Owner Name
A0300135000055	5558 ECHO SPRINGS DR	OUSLEY, CHARLTON C AND ALFREDA L

**Violations**

**Code:** 532.4 Recreational Vehicle, trailer, watercraft parking **Status:** In Violation  
 No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

**Date:** 11/17/2021 3:54:00 PM

**Required Actions:**



**Notes**

**Date:** 11/23/2021 **By:** Nick Armstrong  
**Note:** Spoke with Mr. Ousley. He said he lost his storage unit and is looking for a place to store it. Alfred 513.623.9375.

He said he wouldn't know why his neighbors would complain, I said I filed the complaint.

**Date:** 6/4/2024 **By:** Nick Armstrong  
**Note:** Resident came in and spoke to me, said he uses his camper often and does not pay for storage over the summer for that reason. I did give the resident my card and stated I would email him more information. This was a past violation which did get resolved and is once again in violation.

Courtesy notice issued on 11/17/2021 refer to case 21-317